



*City of Alexandria, Virginia*  
*Department of Planning & Zoning*

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**SPECIAL USE PERMIT CERTIFICATE**

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit	SUP #2016-0072
Approved by Planning and Zoning:	October 28, 2016
Permission is hereby granted to:	Bruce (Behkooz) Raiszadeh
to use the premises located at:	3120 Colvin Street
for the following purpose:	see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

October 28, 2016  
Date

KARL MORITZ/AD  
Karl Moritz, Director  
Department of Planning and Zoning

SUP2016-0072  
3120 Colvin Street

**STATEMENT OF CONSENT**

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2016-0072. The undersigned also hereby agrees to obtain all applicable licenses and permits required for an automobile sales business and temporary trailer at 3120 Colvin Street.

\_\_\_\_\_  
Applicant – Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant – Printed

\_\_\_\_\_  
Date

DATE: October 28, 2016

TO: Alex Dambach, Division Chief  
Department of Planning and Zoning

FROM: Ann Horowitz, Planner  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2016-0072  
Administrative Review for Minor Amendment  
Site Use: Automobile Sales and Temporary Trailer  
Business Name: A&B Auto Finance Co.  
Applicant: Bruce (Behkooz) Raiszadeh  
Location: 3120 Colvin Street  
Zone: (I)Industrial

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#### **Request**

The applicant, Bruce (Behkooz) Raiszadeh, requests to amend SUP #2016-0042 to expand the size of a temporary trailer, which would be used as a sales office, from 360-square feet to 576-square feet. The applicant found that accommodations for ADA requirements necessitated the need for a larger trailer than originally anticipated. The overall footprint of the business would remain as 14,807 square feet; no other changes are proposed to the business.

#### **Background**

In May 2015, the property owner submitted Concept I plans as DSUP #2015-0011 to the Planning & Zoning Development division for the construction of a two-story building designed for automobile, office, and warehouse uses. Staff provided plan comments to the property owner in June 2015.

A code inspection revealed tall grass and weeds at the subject site in June and July 2016. The property owner abated the condition on both occasions.

The applicant had operated an automobile sales business at 1318 King Street since 1991. In 2005, the property was rezoned from CD to KR which resulted in the automobile sales business becoming a nonconforming use. Staff informed the applicant on November 21, 2006 of the nonconforming status and this required him to relocate his business within seven years or file for Special Use Permit approval for an extension by November 2013. At the applicant's request, City Council approved an extension for business operations to continue at 1318 King Street through SUP #2013-0084 until October 2014; a second approval was granted for an extension until August 21, 2016 through SUP #2014-0115. The applicant complied with the City Council directive, closing his automobile sales business at the King Street site on August 21, 2016.

City Council approved SUP #2016-0042 for an automobile sales business and a temporary trailer at 3120 Colvin Street in September 2016.

**CONDITIONS OF SPECIAL USE PERMIT #2016-0072**

The new owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. This special use permit shall be granted to the applicant only or to a corporation in which the applicant has a controlling interest. (P&Z) (SUP #2016-0042)
2. The hours of operation shall be limited to between 10 a.m. and 8 p.m., Monday through Saturday. (P&Z) (SUP #2016-0042)
3. The temporary trailer shall be permitted at the site for a two-year term which expires on September 16, 2018. The applicant may request one extension through a Special Use Permit application filed with the Department of Planning and Zoning prior to March 1, 2016. (SUP #2016-0042)
4. A maximum of 24 vehicles on display for sale associated with A&B Auto Finance Co. shall be parked at the site, in accordance with the plan submitted by the applicant. (P&Z) (SUP #2016-0042)
5. The parking lot at 3120 Colvin Street shall be maintained in good condition and kept free of weeds and tall grass. (P&Z) (SUP #2016-0042)
6. The existing fence at the 3120 Colvin Street site shall be maintained to prevent unsightly conditions such as holes, sags, or bent areas from appearing along Colvin Street. (P&Z) (SUP #2016-0042)
7. No vehicles shall be parked or stored in any portion of the public right-of-way. (P&Z) (SUP #2016-0042)
8. No junked, abandoned, visibly damaged, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z) (SUP #2016-0042)
9. The applicant shall require its employees who drive to use off-street parking. (T&ES) (SUP #2016-0042)
10. **CONDITION AMENDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. ~~Within 60 days of SUP approval.~~ The business shall contact the Local Motion at ([localmotion@alexandriava.gov](mailto:localmotion@alexandriava.gov)) for information on establishing an employee transportation benefits program. (T&ES) (~~SUP #2016-0042~~)
11. No repair work shall be done outdoor on the subject property. (T&ES) (SUP #2016-0042)
12. Car wash is not permitted on this property. (T&ES) (SUP #2016-0042)

CITY DEPARTMENT COMMENTS

Legend: C – code requirement R – recommendation S – suggestion F – finding

Transportation & Environmental Services

**Conditions:**

9. The applicant shall require its employees who drive to use off- street parking. (T&ES) (SUP#2016-00042)
10. **CONDITION AMENDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. ~~Within 60 days of SUP approval.~~ The business shall contact the Local Motion at ([localmotion@alexandriava.gov](mailto:localmotion@alexandriava.gov)) for information on establishing an employee transportation benefits program. (T&ES)
11. No repair work shall be done outdoor on the subject property. (T&ES) (SUP2016-00042)
12. Car wash is not permitted on this property. (T&ES) (SUP2016-00042)
13. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (SUP2016-00042)
14. **CONDITION AMENDED BY STAFF:** The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. ~~All loudspeakers shall be prohibited from the exterior of the trailer, and no amplified sounds shall be audible at the property line.~~ (T&ES)
15. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES) (SUP2016-00042)

**City Code Requirements:**

1. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES) (SUP2016-00042)
2. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES) (SUP2016-00042)

SUP2016-0072  
3120 Colvin Street

# STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2016-0072. The undersigned also hereby agrees to obtain all applicable licenses and permits required for an automobile sales business and temporary trailer at 3120 Colvin Street.

  
Applicant – Signature

10/28/16  
Date

BEHROOZ RAYZAEI  
Applicant – Printed

10/28/16  
Date